



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION  
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(203) 797-4525  
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**AGENDA – REGULAR MEETING**  
**MARCH 19, 2014**  
**CITY COUNCIL CHAMBERS – THIRD FLOOR**  
**7:30 PM**

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**ROLL CALL**

THE NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 2, 2014.  
Please note that due to Passover, this will be the only meeting scheduled in April.

**ACCEPTANCE OF MINUTES**                      January 15, 2014 & February 5, 2014

**PUBLIC HEARING**

- 1) Randhawas Corp. Inc. -- Application for Revised Special Exception/Revised Site Plan Approval (1) for uses generating over 500 vehicle trips per day and (2) allow Fast Food Restaurant ("Mobil Service Station Expansion") in the CG-20 Zone – 40 Backus Ave. (#F17007) – SE #425.

**CONTINUATION OF PUBLIC HEARINGS**

- 1) Elizabeth Healy & Knapp Family Land Mgmt. Rev Trust. – (1) Application for Waiver to Chap. 4, Sec. B.9.2. of the Subdivision Regulations, and (2) Application for twelve (12) Lot Subdivision ("Pondview Estates") of 38± acres in the RA-80 Zone – 95-97 King St. (Portions of B06006 & C06121) – SUB #14-01.

**OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION**

- 1) Estate of Richard E. Molari – Application for two (2) lot Subdivision of 6.15 acres in the RA-80 Zone – 145-149 Brushy Hill Rd. (#J20037) – SUB #14-02.
- 2) 109 North Street LLC – Application for Special Exception/Site Plan Approval for Fast Food Restaurant generating over 500 vehicle trips per day – 109 North St. (#111012) – SE #734.

**REFERRALS**

- 1) 8-24 Referral/March 2014 City Council Agenda Item #7: Community Sewerage System Agreement for Jensen's Lakeview Community
- 2) 8-24 Referral/March 2014 City Council Agenda Item #8: Expansion of City Sewer Service Area – Great Plain & Great Meadow Rds.

- 3) 8-24 Referral/March 2014 City Council Agenda Item #9: Sidewalk Easements for 42-46 Beaver Brook Road.

#### NEW BUSINESS

- 1) 8-3a Referral -- Petition of Dev Patel to Amend Sec. 5.F.2.b. of the Zoning Regulations. (Add "Hookah Bars" as a Special Exception use in the C-CBD Zone). *Zoning Commission public hearing scheduled for May 13, 2014.*
- 2) 8-3a Referral -- Petition of J.A.R. Associates, 1-7 South St. (#K16161, #K16159 & #K16158) for Change of Zone from IL-40 to RMF-4. *Zoning Commission public hearing scheduled for May 13, 2014.*
- 3) Cotswald of Danbury - Application for Special Exception/Site Plan Approval to allow cluster development ("Heatherwood Acres") in the RA-20 Zone - Padanaram Rd. (#F07052) - SE #735. *Public hearing date to be announced.*

#### OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION

#### FOR REFERENCE ONLY

- 1) Randhawas Corp. Inc. -- Application for Revised Floodplain Permit - 40 Backus Ave. (#F17007) - SE #425.
- 2) A & J Construction - Application for Special Exception/Site Plan Approval to permit "Outdoor Storage, Sale, Rental or Repair of Construction Equipment & Building Materials; and Screening of Earth Materials", 50-56 Payne Rd. (#M12009) in the IG-80 Zone - SE #731. *Public hearing scheduled for April 2, 2014.*

#### ADJOURNMENT